ARK PROPERTY









4 Ranville Close, Pinchbeck, PE11 3YD

£317,000

- Located in the popular village of Pinchbeck
- Three double bedrooms and a single
- En-suite shower room to main bedroom
- External office
- Well established gardens
- Cul-de-sac location
- Within easy access of Knight street and local amenities
- NO CHAIN

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Spacious Four-Bedroom Detached Bungalow in the Heart of Pinchbeck
Ideally located just a short walk from Knight Street and all the amenities that the ever-popular village of Pinchbeck has to offer, this charming four-bedroom detached bungalow is perfect for those seeking space, comfort, and convenience.
Set on a generous plot, the home has been thoughtfully extended and altered over the years to create a well-balanced layout. One side of the property enjoys a spacious, flowing living area ideal for both relaxing and entertaining, while the other houses four bedrooms and bathrooms — offering excellent separation of living and sleeping spaces.
Whether you're looking to downsize without compromising on space or simply want single-level living with room to grow, this bungalow delivers in every way.
Viewing is highly recommended — properties like this don't come along often!

Entrance Hall 9'6" x 4'10" (2.92m x 1.49m)



UPVC door to front. Radiator. Loft access.

Lounge 10'2" x 16'7" (3.10m x 5.07m)



UPVC double glazed windows to front and side. Multi-fuel burner. Radiator. Wall lights. Archway leading to dining room.

Dining Room 11'2" x 10'5" (3.42m x 3.19m)



UPVC double glazed windows to side. UPVC double glazed French doors to rear. Radiator.

Kitchen 11'2" x 13'4" (3.42m x 4.08m)



UPVC double glazed window to rear. UPVC double glazed door to utility room. Matching base and eye level units with work surface over. Sink and drainer with a mixer tap over. Double Range with double oven and separate grill. Five burner gas hob and extractor hood over. Radiator. Wall mounted gas boiler. Space for fridge/freezer.
The kitchen is newly fitted within the last 5 yrs and the boiler is just over a year old.



Utility Room 5'7" x 6'1" (1.71m x 1.87m)



UPVC double glazed door to side. UPVC double glazed windows to side and rear. Matching base units with work surface over. Space and plumbing for washing machine.

Shower Room 8'2" x 9'3" (2.50m x 2.83m)



UPVC double glazed door to front. Fully tiled shower enclosure with shower. Vanity wash hand basin with taps over and storage cupboards and drawers beneath with work surface over. Toilet with push button flush. Radiator.

Bedroom 1 9'10" x 11'11" (3.01m x 3.64m)



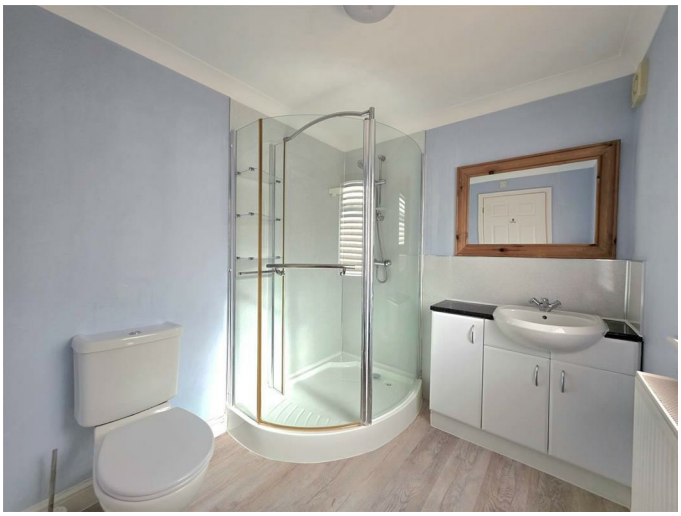
UPVC double glazed window to rear. Radiator.

Bedroom 2 14'9" x 7'10" (4.52m x 2.41m)



UPVC double glazed window to front. Radiator.

En-suite 6'8" x 7'10" (2.05m x 2.41m)



UPVC double glazed window to rear. Fully tiled shower cubicle with shower. Vanity wash hand basin with a mixer tap over and storage cupboards beneath. Toiler with push button flush. Radiator. Wall mounted heated towel rail. Extractor fan.

Bedroom 3 8'4" x 11'10" (2.55m x 3.63m)



UPVC double glazed window to front. Radiator.

Bedroom 4 9'10" x 6'11" (3.01m x 2.12m)

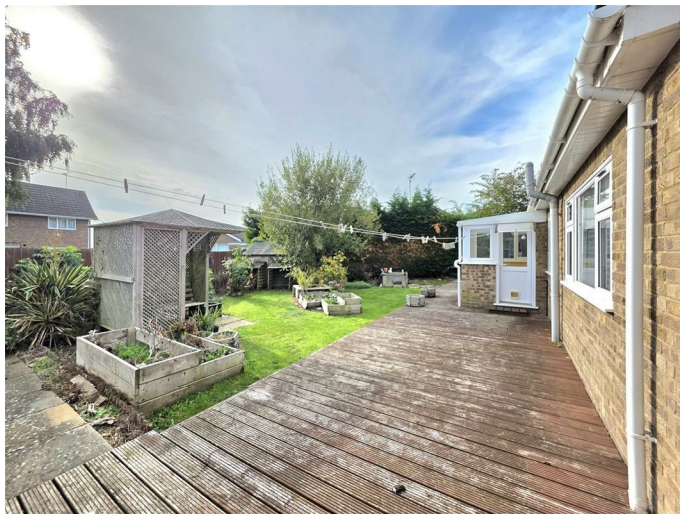


UPVC double glazed window to rear. Radiator. Fitted wardrobes.

Outside



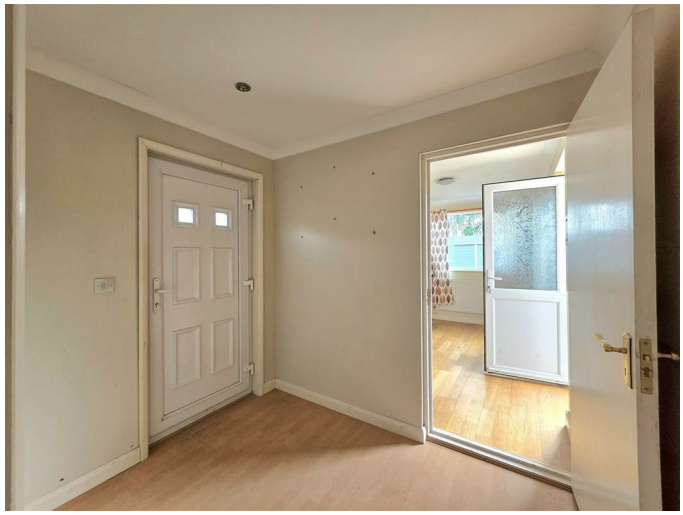
Front: The front has an established hedge border with lawn area. Tarmac off road parking leading to the single garage, which has been part covered to living accommodation. Outside light. Outside tap. The side garden is laid to lawn.
Rear: Enclosed by mature hedging and fencing. Decking seating area. Lawn area with a summerhouse and shed. Outside tap. Patio seating area behind the garage.



Garage

Vehicular door to front. Power and light connected.

Outbuilding



The outbuilding behind the garage has a separate cloakroom and waiting room, along with an office for business use, This area was originally used as a sports massage business, but is ideal for a work from home space, a mini Annex or another small home business venture. The external office has it's own entrance from the front of the property, making it ideal as a therapy room etc.

Main Room : 3.76m x2.31m (12'4" x7'7") UPVC double glazed window to rear. UPVC double glazed door to side. Worktop, eye level units, skimmed and coved ceiling. Door leading through to the waiting room.

Waiting Room : 2.44m x 1.83m (8'0" x 6'0") UPVC double glazed door to the side. Door through to cloakroom.

Cloakroom : Having a toilet with push button flush. Wash hand basin. Wall mounted electric heater.



Property Postcode
For location purposes the postcode of this property is: PE11 3YD

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks
If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information
Tenure: Freehold
Council tax band: C
Annual charge: No
Property construction: Brick built
Electricity supply: Mains
Solar Panels: Yes, with battery back up
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and None over Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: Accessible bathroom
Coalfield or mining area: No
Energy Performance rating: B85

Viewing Arrangements
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

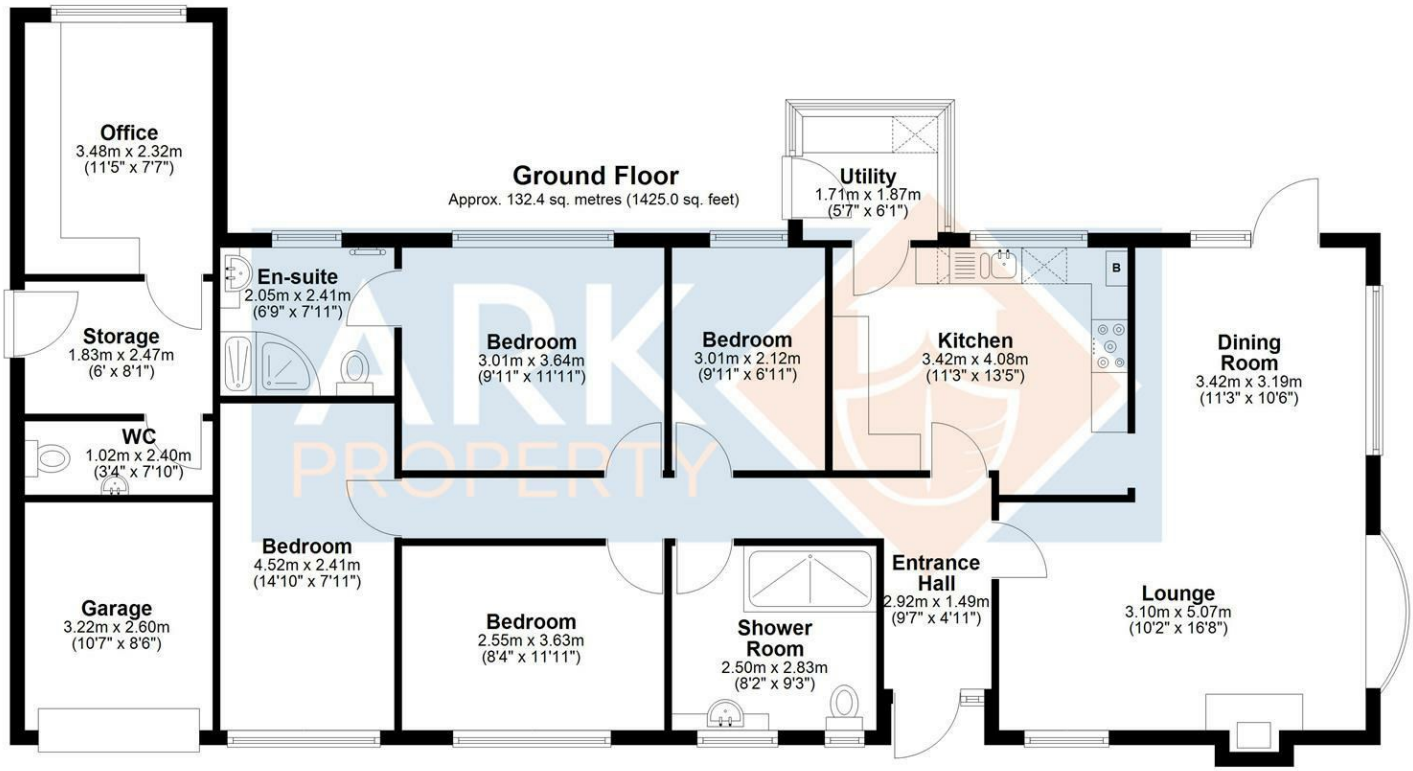
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referal fee for any recommended client service used.

Disclaimer

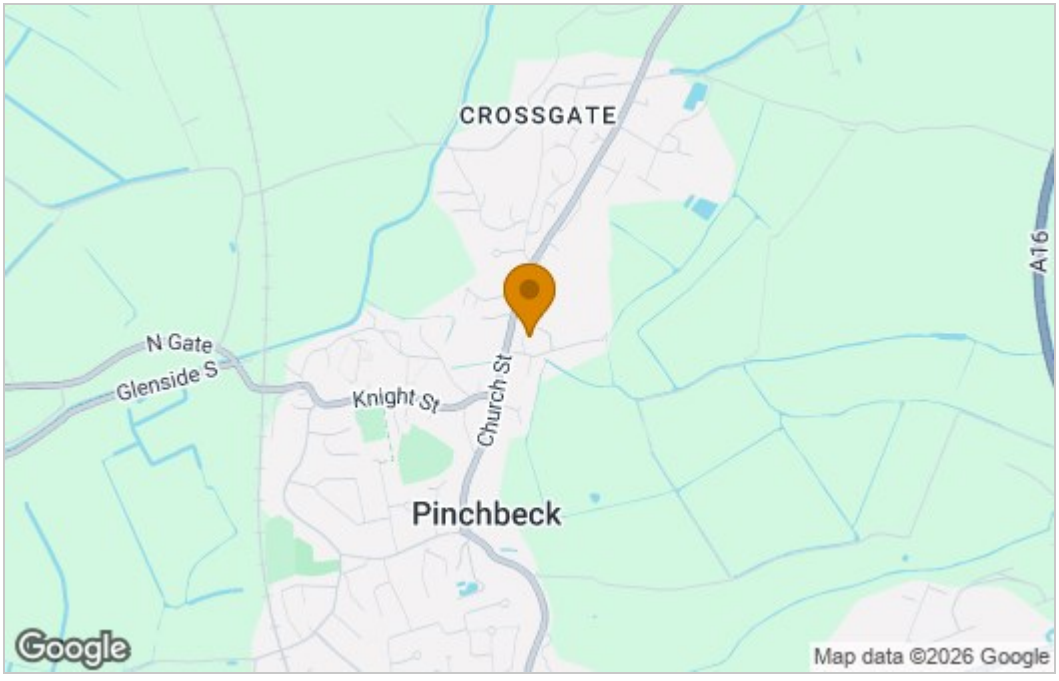
These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan

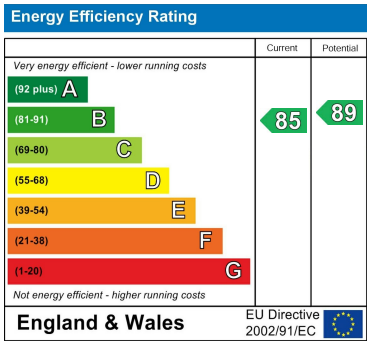


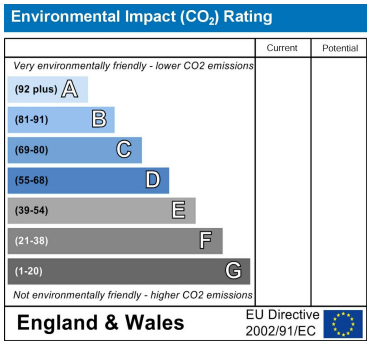
Total area: approx. 132.4 sq. metres (1425.0 sq. feet)

Area Map



Energy Efficiency Graph





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